

PB# 89-32

CBC MANAGEMENT

55-1-24.3

C.B.C. MANAGEMENT

P.B. #89-32

2 LOT SUBDIVISION - TWIN ARCH ROAD
(KENNEDY)

Approved
10/25/89

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

10760

Received of David Hoffman July 25 19 89
\$ 25.00

Twenty-five and 00 DOLLARS

For P.B. #89-32 Application fee

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---------|------|--------|
| CR 1785 | | 25.00 |
| | | |
| | | |

By Pauline J. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

10759

Received of Town Clerk July 25 19 89
\$ 300.00

Three Hundred and 00 DOLLARS

For P.B. #89-32 2 lot Supplement

DISTRIBUTION

| FUND | CODE | AMOUNT |
|-----------|------|--------|
| CR # 1787 | | 300.00 |
| | | |
| | | |

By John
Capital
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

10956

Received of David M. Hoffman October 20 19 89
\$ 460.00

Four Hundred Sixty and 00/100 DOLLARS

For Planning Board Fee #89-32

DISTRIBUTION

| FUND | CODE | AMOUNT |
|-----------|------|--------|
| CR # 2128 | | 460.00 |
| | | |
| | | |

By Pauline J. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

NO. 89-32

For P.B. #89-32 Application ¹⁰⁰ fee

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---------|------|--------|
| CR 1785 | | 25.00 |
| | | |
| | | |

By Pauline G. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 10759

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Town Clerk July 25 1989 \$ 300.00

Three Hundred and 00 DOLLARS

For P.B. #89-32 2 Lot Subdivision

DISTRIBUTION

| FUND | CODE | AMOUNT |
|-----------|------|--------|
| CR # 1787 | | 300.00 |
| | | |
| | | |

By Li
Capitol
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 10956

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

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Four Hundred Sixty and 00/100 DOLLARS

For Planning Board Fee #89-32

DISTRIBUTION

| FUND | CODE | AMOUNT |
|-----------|------|--------|
| CR # 2128 | | 460.00 |
| | | |
| | | |

By Pauline G. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

NO. 89-32
10/15 1989

RECEIVED FROM David Hoffman

Five Hundred 00/100 DOLLARS

(500.00) P.B. #89-32 2-Lots @ 250.00 ea.

Account Total \$ 500.00 Town Hall
 Amount Paid \$ 500.00 555 Union Ave.
 Balance Due \$ -0- New Windsor, N.Y. 12550

Digital
IN

Map Number

Section

Block

Lot

City

Town

Village

Title:

Dated:

Filed

Approved by

on

Record Owner

MARION S. MURPHY
Orange County Clerk

9716

89-32

55

1

24.3

H. Windsor

Lds of CBC Management Inc.
- Phase II

1-5-89

11-15-89

D. Mc Camille

10-25-89

Herman Fuchs

Muna Lee



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR P/B # 89 - 32
WORK SESSION DATE: 15 AUG 1989 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: yes
PROJECT NAME: CBC Mnt.
COMPLETE APPLICATION ON FILE ☒ NEW ☐ OLD ☐
REPRESENTATIVE PRESENT: Paul Seligman, PVC
TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☒
P/B ENGR. ☒
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Special zoning note
bulk table - Reg'd & Provided.

Set for 8/23
mtg



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

REQUEST FOR PUBLIC RECORDS

DATE: 12/15/89

(Please specify or describe items(s) requested)

Planning Board minutes for CBC Management Subdivision
7/26/89 AND 8/23/89

Copy of Application

Name: Anthony Coppola, Architect
Address: 6 Diamond Ct
Phone: 561-3559
Representing: Mr. H. Fuhs

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: _____

Time Returned: _____

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

10956

October 26 1989

Received of David M. Hoffman \$ 460.00

Four Hundred Sixty and 00/100 DOLLARS

For Planning Board Fee #89-32

DISTRIBUTION

| FUND | CODE | AMOUNT |
|----------------|------|---------------|
| <u>CH 2128</u> | | <u>460.00</u> |
| | | |
| | | |

By Pauline J. Townsend
Twp Clerk

Twp Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

NO. 89-32

10/15 1989

RECEIVED FROM David Hoffman

Five Hundred 00/100 DOLLARS

(500.00) P.B. #89-32 2-Lots @ 250.00 ea.
Planning Board

Account Total \$ 500.00

Amount Paid \$ 500.00

Balance Due \$ - 0 -

Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

Myra Mason
JA

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

| | | |
|-------------|----------|------|
| | Initials | Date |
| Prepared By | | |
| Approved By | | |

89 - 32

C.B.C. Management
2 Lot Subdivision

| | | 1 | 2 | 3 | 4 |
|--------|---------------------------------|----------|-----------|-----------------|----|
| Date | Description | Received | Disbursed | Balance To Date | |
| 1 7 24 | check 1787 | 30000 | | 30000 | 1 |
| 2 9 26 | McGory, Hauser & Edsall Invoice | | 16870 | 13130 | 2 |
| 3 | | 30000 | 16870 | 13130 | 3 |
| 4 | | | | | 4 |
| 5 | | | | | 5 |
| 6 | | | | | 6 |
| 7 | | | | | 7 |
| 8 | | | | | 8 |
| 9 | | | | | 9 |
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| 11 | | | | | 11 |
| 12 | | | | | 12 |
| 13 | | | | | 13 |
| 14 | | | | | 14 |
| 15 | | | | | 15 |
| 16 | | | | | 16 |
| 17 | | | | | 17 |

Please send check to:

David Hoffman
423 Walton Rd.
Maplewood, N.J. 07040

\$131.30

Gave copy to Larry 10/20/89

TOWN OF NEW WINDSOR
PLANNING BOARD MEETING

AUGUST 23, 1989

MEMBERS PRESENT: CARL SCHIEFER, CHAIRMAN
HENRY VAN LEEUWEN
DAN MC CARVILLE
JOHN PAGANO
VINCE SOUKUP

ABSENT: RON LANDER

ALSO PRESENT: MARK EDSALL, P.E., PLANNING BOARD ENGINEER
MICHAEL BABCOCK, BUILDING INSPECTOR
JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY

MINUTES:

Mr. Soukup: I make a motion that we approve the July 26th, 1989 minutes.

Mr. VanLeeuwen: I will second that motion.

ROLL CALL:

| | |
|----------------|---------|
| Mr. McCarville | Abstain |
| Mr. VanLeeuwen | Aye |
| Mr. Soukup | Aye |
| Mr. Pagano | Aye |
| Mr. Schiefer | Aye |

David Hoffman came before the Board representing this proposal.

Mr. Hoffman: The only change--

Mr. Schiefer: The one you just handed out, is that new?

Mr. Hoffman: That is new. It is the same drawing with a couple of notes added.

Mr. Kennedy: The new county note had to be added on and so on.

Mr. Hoffman: This was adjourned last month only because there was a question regarding Local Law #1 and lot #4 not having a septic

design. Since that meeting, all the engineer's and the county received a letter ruling by the county attorney system, county attorney and since that meeting, we had another workshop with Mr. Edsall at which it was agreed that the new note that is changed entitled rather special zoning note and appears above the lower right corner would meet that question. You will recall that the county indicated that the Local Law would be met if under the words lot 4 on the drawing were noted not for residential use. At the workshop, we worked out the work that is contained in that special zoning.

Mr. Schiefer: Mark, have you looked at this new map?

Mr. Edsall: This is the first I've seen the map but the actual note was discussed and agreed upon at the work session so it is nothing new to me.

Mr. Kennedy: Along with the note we added, the zoning that would pertain to that lot.

Mr. Hoffman: The only sheet that is changed is the first sheet. There is three sheets in each set. All the three sheets have been--

Mr. VanLeeuwen: Why does it say lot #4 being a special--that is the big lot, why does the word commercial have to be in there?

Mr. Hoffman: Because that is the zoning change, that is the--

Mr. VanLeeuwen: It is agricultural.

Mr. Edsall: They can commercially raise crops there.

Mr. VanLeeuwen: Not in that land you won't.

Mr. Hoffman: The other change was there is a formal addition under the words record and subdivide individual or the owner approves the drawing and the other item that we added was an item that was requested at the July workshop session clarifying the fact that there is in fact a 35 foot right-of-way, 35 feet from the mid-line of the road.

Mr. VanLeeuwen: I am the one that wanted that because that road is so bad.

Mr. McCarville: Have we looked at sheets 2 and 3?

Mr. Hoffman: Yes, sheets 2 and 3, no change. They have been approved by the County Health Department and they were filed last month.

Mr. VanLeeuwen: I make a motion to approve.

Mr. McCarville: Have we taken lead agency, negative dec.?

Mr. VanLeeuwen: We took lead agency. I make a motion to declare this a negative declaration.

Mr. Pagano: I'll second that motion.

ROLL CALL:

| | |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Soukup | Aye |
| Mr. Pagano | Aye |
| Mr. Schiefer | Aye |

Mr. VanLeeuwen: One thing he did for us, he gave us 35 feet along the whole property and I like that because it helps the road situation there.

Mr. Schiefer: Okay.

Mr. Hoffman: Can I ask a question?

Mr. VanLeeuwen: I make a motion to approve the C.B.C. Management Subdivision 89-32.

Mr. Pagano: I will second that.

Mr. Schiefer: We have a motion made and seconded to approve the subdivision.

Mr. VanLeeuwen: We are not really approving the subdivision, we are approving addendum to the subdivision approving phase 2 of a four lot subdivision.

Mr. Pagano: I will second that.

Mr. Roncs: I have a question. Is this language right or typical? It just sounds, it says the owner's of this map have reviewed this map and are in concurrence with the information.

Mr. Hoffman: That I am told counselor is to protect the survey.

Mr. Kennedy: I think there is a bad word in there.

Mr. Soukup: The word map should be something different.

Mr. VanLeeuwen: I make a motion subject to him changing the word map to parcel.

Mr. Roncs: Subject to the correction, changing the word map to parcel.

Mr. Pagano: I still stand on my second.

Mr. Schiefer: Is there any discussion on this matter? If not, I will take a roll call.

ROLL CALL:

| | |
|------------|-----|
| Mr. Soukup | Aye |
| Mr. Pagano | Aye |

ROLL CALL (CONT'D):

| | |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Schiefer | Aye |

Mr. Hoffman: How do I go about mechanically getting the maps signed?

Mr. Soukup: You have to get the Health Department's signature on all the originals before you bring them to the Chairman. You need a set of mylars.

Mr. Hoffman: You sign the mylar?

Mr. Schiefer: No.

Mr. McCarville: I do.

Mr. Soukup: Only after the Health Department. You need Health Department stamp and signature on the mylars before you bring them in.

Mr. Babcock: And the most important thing is pay the fees.

Mr. Hoffman: That I understand. How do I get a hold of the Health Department? I have to go to Goshen first, then come here and pay the fees?

Mr. Schiefer: Mr. McCarville will sign it for you.



**McGOEY, HAUSER and EDSALL
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New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

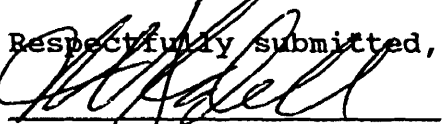
PROJECT NAME: C.B.C. Management (Phase II)
PROJECT LOCATION: Twin Arch Road
PROJECT NUMBER: 89-32
DATE: 23 August 1989
DESCRIPTION: The Applicant proposes the re-subdivision of the balance parcel of the minor subdivision approved by the Board on 10 June 1987. Two (2) additional lots are proposed.

1. As the Board is aware, the Applicant previously appeared before the Planning Board on 26 July 1989. My comment sheet of same date indicated a concern with regard to the creation of a fourth lot which "had no prescribed use". The Orange County Department of Health had approved a three (3) lot residential subdivision and indicated that Lot #4 was "not a building lot".

I have reviewed this matter in detail with the Applicant's Attorney and we have agreed to add a "special zoning note" to the plan which would define the use of Lot #4 and would make the plan comply with the Town's zoning requirements. In addition, the Applicant was to expand the bulk table to reflect the requirements for Lot #4.

2. If these aforementioned modifications have been made to the plan, it is my opinion that the Applicant has addressed my previous concerns and the plan would be acceptable for final approval, from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

cbc

C.D.C. MANAGEMENT SUBDIVISION (86-78) TWIN ARCH

Mr. David Hoffman and Paul Cuomo came before the Board representing this proposal.

Mr. Hoffman: I am here to basically explain what is going on and answer any questions. My understanding is that at a prior application in '87, what is now lot 3 was lot 3 and 4 because of problems with the original County Health Department approvals of lots then 3 and 4, that portion of the application was separated from the existing application at that time so that in '87, all that this Board approved was two lots with the remaining lands and those are lots now 1 and 2. What was going to be approved were four lots, 1, 2, and this was two lots, 3 and 4.

Mr. VanLeeuwen: They have no perc there?

Mr. Hoffman: That is the old and those, the lots are labeled 3 and 4 on the old map are labeled, I think that is 2 on that map. At that hearing and I checked the minutes with Myra at that hearing, that those lots 3 and 4 were excluded from the application. So, now there is a new application. Those two lots are, have since been combined into one lot which is now lot 3 on your new map. That is 2.07 acres. What happened was there was some back and forth with the Orange County Health Department and it was resolved by putting in a conventional system on the 2 acre lot. We combined the two lots, made it one lot and put in a conventional system.

Mr. Pagano: How was the perc?

Mr. Hoffman: Excellent. We got 7 or 8 feet of good soil. It was to close to the old lot line so we combined them and--

Mr. VanLeeuwen: You want to take lot 3 and split that, is that it?

Mr. Hoffman: All we are looking for is lot 3. Now, we have one 2 acre lot that we are asking.

Mr. VanLeeuwen: When was that approved?

Mr. Hoffman: 7-5-89 by the Health Department. That was the date it was signed. The test were done, of course.

Mr. VanLeeuwen: If we do a minor subdivision, you have to wait three years for another minor subdivision on the same property. So, you have to wait three years.

Mr. Hoffman: For another, for another one.

Mr. Soukup: You were asked when were the lots 1 and 2 approved?

Mr. Rones: You only have four lots total.

Mr. Soukup: When were lots 1 and 2 approved?

Mr. Hoffman: It is right on that map.

Mr. Schiefer: June '87. We are only asking for four lots all together.

Mr. Ronces: It doesn't throw it into the, no Hank, even with the prior two lots that he had, he is only adding one more lot, subdividing one more lot out of that whole thing so the whole piece is only four lots. It doesn't go, so it, no matter what time frame you are looking at, it is not a major subdivision number of lots.

Mr. VanLeeuwen: Then what are you going to do, come in and split that two acre lot down the middle?

Mr. Hoffman: No because the spetic design, if you look at the next page.

Mr. Schiefer: Orange County Board of Health has said no.

Mr. Hoffman: What happened was you see this septic field, the old lot line proposed lot line would have been to close and rather than get into a whole situation with them, trying to approve a fill bed system and so forth and we found very good septic areas, we combined the lots, that is one building lot which can never be subdivided.

Mr. VanLeeuwen: What kind of perc?

Mr. Hoffman: 7 or 8.

Mr. VanLeeuwen: No, rate of perc?

Mr. Hoffman: It is right on here.

Mr. VanLeeuwen: It is not good but decent. The perc comes out about 30 minutes which is not bad.

Mr. Cuomo: For a lot that size, that is pretty good because it is 2.8. I was telling--

Mr. VanLeeuwen: The only thing you have to do is draw a septic design and we will look at it.

Mr. Hoffman: It is on there, it is approved.

Mr. Ronces: It is on the last sheet.

Mr. Soukup: It is on sheet 2.

Mr. VanLeeuwen: Deep tests been taken?

Mr. Cuomo: Oh, yes. Look, we have approval, we took about 8 deep tests on this lot alone, 8, they made us take 8 tests. They watched four of them.

Mr. VanLeeuwen: These two houses are already up?

Mr. Hoffman: We had to go back over the septic design on those two lots in spite of the fact that the houses were up. We did new pits on lots 1 and 2 and we required a slight revision on the fill system in lot 1. We added a new lateral and extended them. We deleted the front lateral.

Mr. VanLeeuwen: It is to close to the road.

Mr. Hoffman: No, they found there was a mismeasurement between this man-made pond and this. They had just ignored that for some reason and we had to go back and delete a lateral and add a change, change it, that was after the house was up.

Mr. Schiefer: Let me ask--

Mr. Hoffman: House was built based on approval from the town.

Mr. Schiefer: Can you explain the comment 2, I would have great difficulty recommending to the Planning Board, can I get your--

Mr. Matscherz: Those are Mark Edsall's words but having conversation with him prior to his leaving for vacation, he was concerned with the fact that this lot would be approved, if it is not a building lot, what is it.

Mr. Schiefer: You are talking about lot 3?

Mr. Matscherz: Lot 4, the remaining parcel, 40 some acres.

Mr. Schiefer: All right, this, the whole thing.

Mr. Hoffman: My position on that is this. After I was notified that there was comments from Mr. Edsall, I called the County and he suggested adding a note to our final map indicating that lot 4 that is the 40 some odd remaining acres not be used for residential purposes without coming back. We are perfectly satisfied to do that.

Mr. VanLeeuwen: What I think you should do is--

Mr. Hoffman: I think it is there anyway but I will.

Mr. Rones: In an R-1 zone as long as you have got 5 acres of minimum lot area, what I was about to say is you can use the property for raising of crops so in other words, the lot does have this 40 some odd acres, does have a permitted use that does not require building and he has a note on there of course saying that there wouldn't be a building permit issue without approval of septic design.

Mr. Hoffman: I can't see that somebody is going to be using this for a single family lot. It is going to be coming back in here for further review, undoubtedly, so--

Mr. VanLeeuwen: He said that a couple years ago. I remember that.

Mr. Rones: It does have a use in an R-1 zone that does not require a building.

Mr. Matscherz: Do you think that restrictive covenant should be placed on the deed?

Mr. Rones: You have already got a note on the map that says that lot 4 will require sanitary disposal and well design etc. prior to the issuance of a building permit so I think that really puts the world on about as much notice as we need for a parcel of this size. We are not talking about a 1 or 2 or 3 acre lot where some unsophisticated person is likely to stumble onto it.

Mr. VanLeeuwen: If you want to create a 5 acre lot, correct me if I am wrong, you still need a full septic design on each lot, am I correct because the county, new county rule says all lots so I would say to you to make this conform, okay, somewhere on this land, show design of a house and show a perc test and show a design of a septic system.

Mr. Rones: They have stamped this map approved.

Mr. Matscherz: The county has already approved this.

Mr. Hoffman: The point I am trying to make nobody is going to put a house on 45 acres as such and if they do, and if they do--

Mr. VanLeeuwen: They do now what they do they come right along here and, correct me if I am wrong Paul because I have seen it done and you have done it, not yourself but they say I am going to put one house and then they come into the Planning Board to subdivide it out. They do have to come back but they are allowed to put one house on the site.

Mr. Rones: He is going to need a septic design in order to get a building permit.

Mr. Hoffman: I can't put anything on this unless I let the--I can't do anything without a permit.

Mr. Pagano: The sentence here bothers me, I know this is from Mark but it should be further noted that the representatives from the Health Department have indicated that a sanitary system for lot 4 is not necessary. I hate the word indicate, it is or it ain't.

Mr. Hoffman: I have the document.

Mr. Pagano: We need something that yes you do or no you don't.

Mr. VanLeeuwen: It is not necessary however I am still concerned that this Board may be approving a lot that does not have a sanitary design. Especially in light of Local Law #1, 1989, County of Orange.

Mr. Pagano: We are going to be breaking the law.

Mr. VanLeeuwen: Even though the county stamped it.

Mr. Soukup: There is a letter that came out today that was written Friday and was mailed Monday and received today by a number of engineers, came out of the County Attorney's Office, it says that Local Law #1 which requires an engineer's certification on septic system designs does not apply if the Health Department, since the map that is in quotation, a paragraph in the County's General's interpretation of the law not in the words of the law itself where I can find it but that is his interpretation of it. Brand new letter, did you see that Kurt?

Mr. Matscherz: I haven't seen it.

Mr. Soukup: Just came in our mail today and there is a special paragraph that says if the Health Department stamps it, you don't need to put your separate certification on it. I couldn't find that in the words of the law when I looked at it last week but that was in the County Attorney General or County Attorney's letter that came out today attached to the law and the Clerk's regulations for filing maps which doesn't have that note in it either.

Mr. Schiefer: What is that document that you are reading from?

Mr. Hoffman: I am sorry, sir, that is the county, that just formalized what is on the map.

Mr. Soukup: Dated July 12th.

Mr. Hoffman: July 5th.

Mr. Ronces: Read it into the minutes because we don't have--do you have an extra copy?

Mr. Hoffman: You can keep it and we will get a copy from your office from the town's office tomorrow.

Mr. Schiefer: Essentially--

Mr. VanLeeuwen: Do you own the land?

Mr. Hoffman: No.

Mr. VanLeeuwen: Which land do you own?

Mr. Hoffman: I am talking about this piece here.

Mr. VanLeeuwen: You own this piece here, you are in contract or do you own it already?

Mr. Hoffman: We are under contract.

Mr. VanLeeuwen: For yourself?

Mr. Hoffman: Yes.

Mr. VanLeeuwen: Who owns this piece?

Mr. Hoffman: Fukes.

Mr. VanLeeuwen: You are here acting for Fukes?

Mr. Hoffman: Yes, in effect, right.

Mr. Schiefer: Let me read this, the Department of Health Orange County July 5th, 1989:

Gentlemen, Plans entitled C.B.C. Management Incorporated prepared by Paul Cuomo, P.E. and dated June 5th, 1989 latest revision July 5th, 1989 are approved. Our certification of approval is enclosed. The approved plans are being returned to the engineer for transmittal to you. Very truly yours, M.J. Schliefer, Assistant Commissioner.

Mr. Ronces: But perhaps should be noted that there are conditions with respect to the approval and what actually is being approved is 3 lots with a total area of 4.135 acres so that is to say that there is no comment or approval being made with respect to lot #4, the 47 some odd acres remaining lands of Fukes. The approval of the proposed water supply and sewage facility for lots 1, 2 and 3 is granted subject to the conditions that the proposed facilities are installed in conformity with the said plans, that no lot or remaining land shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health and that the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans. And that the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this department and the local building code enforcement officer prior to occupancy. So, those are the conditions that Mr. Schliefer dated July 5th, 1989 with his approval.

Mr. VanLeeuwen: I suggest that we postpone this until the next meeting and talk to our engineer and clear up the problems that are here. That is my suggestion.

Mr. Schiefer: I'd rather get Mark's comments, yes.

Mr. VanLeeuwen: Otherwise, I am going to be forced to vote no.

Mr. Schiefer: How do the other two members feel?

Mr. Pagano: I don't feel comfortable with it.

Mr. Schiefer: Do we have a time issue on this one?

Mr. Hoffman: The problem is and I'd like to explain why the situation exists. In order for us to get to do, to move in the direction you seem to be leading me, if I put in a septic system design on lot #4 with a house, it is another ring around the rosey with the County Health Department, joint site inspection, test pits.

Mr. VanLeeuwen: That is what we are trying to clear up. We are trying to postpone it until the next meeting when our engineer comes back and discuss it with him and get maybe, he has got up-to-date on all these things, a letter came out that he doesn't know about. All we want you to do is waive the time period and we will discuss it at the next meeting and see if we can get it through without going to the Health Department.

Mr. Hoffman: Talking about August 9th?

Mr. VanLeeuwen: Probably.

Mr. Hoffman: I will waive the time constraints.

Mr. Schiefer: Then I think we will let it go as such, take no action whatsoever if the time period has been waived, okay. Thank you.

Mr. Hoffman: The only question other than what we have discussed that Mr. Edsall did at the workshop session and this was a surprise to me tonight was the nailing down 35 foot right-of-way as opposed to the normal 25 foot right-of-way. I just point out--

Mr. VanLeeuwen: We ask for 30 foot right-of-way. I asked for that because a lot of, there is a lot of rocks in that area and we want an extra wide road in case we have to do some blasting.

Mr. Hoffman: There is a 35 foot right-of-way provided on the old map, that 35 foot right-of-way is further memorialized by a note.

Mr. VanLeeuwen: I know that. That land was dedicated to the town because I know there is a deed, came to the Town Hall that I know that is why I didn't question but I remember it when we did it.

Mr. Schiefer: I'd check but I would suspect because, as long as Mark is available, we have no problem with it. He will set up the agenda and we would like to discuss it with him at that time.

DAVID M. HOFFMAN
COUNSELLOR AT LAW

423 WALTON ROAD
MAPLEWOOD, N. J. 07040
(201) 762-1853

October 14, 1989

Planning Board
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Attention: Ms. Myra Mason

Re: Twin Arch Road - Lot 3

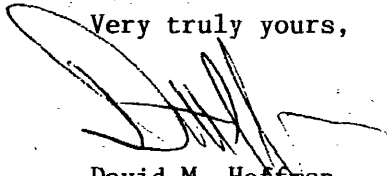
Dear Ms. Mason:

As we discussed on the telephone, enclosed are a \$500.- check for the Recreation Fee and a \$460.- check for the Planning Board Fees, both payable to the Town of New Windsor.

I will call to make arrangements to pick up the signed mylars and drawings.

Thank you for your courtesy.

Very truly yours,


David M. Hoffman

DMH/m
Enc.

Paid Recreation fee for 3-Lots in 1987 (\$750.00)

AS OF: 09/26/89

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 32

| TASK-NO | REC | --DATE-- | TRAN | EMPL | ACT DESCRIPTION----- | RATE | HRS. | -----DOLLARS----- | | | |
|-------------|-------|----------|------|------|----------------------|-------|------|-------------------|------|--------|---------|
| | | | | | | | | TIME | EXP. | BILLED | BALANCE |
| 89-32 | 11080 | 05/02/89 | TIME | MJE | MC CBC MAINT | 60.00 | 0.30 | 18.00 | | | |
| 89-32 | 11157 | 07/06/89 | TIME | MJE | MC CBC | 60.00 | 0.40 | 24.00 | | | |
| 89-32 | 11170 | 07/18/89 | TIME | MJE | MC CBC | 60.00 | 0.50 | 30.00 | | | |
| 89-32 | 11168 | 07/19/89 | TIME | MJE | MC CBC | 60.00 | 0.10 | 6.00 | | | |
| 89-32 | 11173 | 07/19/89 | TIME | EJ | CL CBC MANAGEMENT | 19.00 | 0.50 | 9.50 | | | |
| 89-32 | 11174 | 07/20/89 | TIME | EJ | CL CBC MANAGEMENT | 19.00 | 0.30 | 5.70 | | | |
| 89-32 | 11194 | 08/15/89 | TIME | MJE | MC CBC | 60.00 | 0.60 | 36.00 | | | |
| 89-32 | 11195 | 08/22/89 | TIME | MJE | MC CBC | 60.00 | 0.50 | 30.00 | | | |
| 89-32 | 11198 | 08/22/89 | TIME | MJE | CL CBC MANAGERMENTS | 19.00 | 0.50 | 9.50 | | | |
| 89-32 | 11297 | 09/14/89 | TIME | MJE | MC APPD 8/23/89 | 0.00 | 0.10 | 0.00 | | | |
| TASK TOTAL | | | | | | | | 168.70 | 0.00 | 0.00 | 168.70 |
| GRAND TOTAL | | | | | | | | 168.70 | 0.00 | 0.00 | 168.70 |

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: CBC Management, Inc.
300 Airport Executive Park
Spring Valley, NY 10977

The Orange County Department of Health certifies that a realty subdivision map entitled CBC Management, Inc. dated June 5, 1989, latest revision July 5, 1989 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 4.135 acres

Number of lots: 3

Water supply: Individual wells

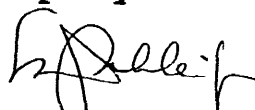
Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell others without buildings.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

July 5, 1989
Date



M.J. Schleifer, P.E.
Assistant Commissioner

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick Kennedy C.S. for the building or subdivision of
CBC Management Inc. has been

reviewed by me and is approved ✓

disapproved _____.

~~If disapproved, please list reason~~ _____

There is no water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 July 1989

SUBJECT: CBC Management, Inc. Subdivisions


Planning Board Reference Number: PB-89-32

Dated: 6 July 1989

Fire Prevention Reference Number: FPS-89-068

I have reviewed the above mentioned subject subdivision on 25 July 1989 and find this plan to be acceptable.

Plan Dated: 5 July 1989, Rev. 1.


Robert F. Rodgers, CCA
Fire Inspector

RR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 7-6-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: CBC Mgmt Sub. -
COMPLETE APPLICATION ON FILE NEW OLD X
REPRESENTATIVE PRESENT: David Koffman. CBC
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Get set of Port app'd plans.
ck if dedication given for load.
updated FAF

86-18

7/26/89 ?
agenda.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

CBC

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 5-2-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: REQUIRED:
PROJECT NAME: CBC Mnt.
COMPLETE APPLICATION ON FILE ✓ NEW OLD
REPRESENTATIVE PRESENT: Pat K, PVC
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
P/B ENGR. ✓
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 5th note for lot 4
- Ref note for lots 1, 2, 3A for % review
need copy of plan from o/c 0014

now 4 lot not 5
(this is Phase II)

P.B. #89-32

201-762-1853
DAVID M. HOFFMAN
RITA HOFFMAN
423 WALTON ROAD
MAPLEWOOD, NJ 07040

1787

55-1/212

July 21, 1989

PAY TO THE
ORDER OF

Town of New Windsor

\$ 300⁰⁰/₁₀₀

Three hundred ⁰⁰/₁₀₀

DOLLARS

MIDLANTIC

Midlantic National Bank
4 Becker Farm Road, Roseland, N.J. 07068

PRIVATE
BANKING

MEMO

CBC Mt. Lot 3-4

⑆02⑆2000⑆2⑆ ⑈0⑆52⑈00207⑈ 1787

SAFETY PAPER

P.B. #89-32 Application fee

201-762-1853
DAVID M. HOFFMAN
RITA HOFFMAN
423 WALTON ROAD
MAPLEWOOD, NJ 07040

1785

55-1/212

July 21, 1989

PAY TO THE
ORDER OF

Town of New Windsor

\$ 25⁰⁰/₁₀₀

Twenty five ⁰⁰/₁₀₀

DOLLARS

MIDLANTIC

Midlantic National Bank
4 Becker Farm Road, Roseland, N.J. 07068

PRIVATE
BANKING

MEMO

CBC Mt. Lot 3-4

⑆02⑆2000⑆2⑆ ⑈0⑆52⑈00207⑈ 1785

SAFETY PAPER

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project C.B.C. MANAGEMENT INC. PHASE II
2. Name of Applicant CBC MANAGEMENT INC. Phone (914) 426-0400
Address 44 VERDIN DRIVE NEW CITY, N.Y. 10956
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record CBC MANAGEMENT INC. Phone (914) 426-0400
Address 44 VERDIN DRIVE NEW CITY, N.Y. 10956
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PATRICK T. KENNEDY L.S. Phone _____
Address 219 QUASSAICK AVE., NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney DAVID M. HOFFMAN Phone (201) 762-1853
Address 423 WALTON RD. MAPLEWOOD, N.J. 07040
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting DAVID M. HOFFMAN Phone (201) 762-1853
(Name)
7. Location: On the EAST side of TWIN ARCH ROAD
(Street)
APPROX. 1000' feet SOUTH
(Direction)
of ROUTE 207
(Street)
8. Acreage of Parcel 2.072 ACRES 9. Zoning District R-1
10. Tax Map Designation: Section 55 Block 1 Lot 24.3
11. This application is for SUBDIVISION OF ONE LOT OF
2.072 ACRES FROM EXISTING LOT 24.3

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

DAVID M. HOFFMAN being duly sworn, deposes and says that he resides at 423 WALTON RD in the County of ESSEX and State of NEW JERSEY and that he is (the owner in fee) of CBC MANAGEMENT INC VICE PRESIDENT (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

21st day of July 1989

May F. Benedict
Notary Public

(Owner's Signature)

DAVID M. HOFFMAN, V.P.

(Applicant's Signature)

V.P. CBC MANAGEMENT INC.
(Title)

MAY F. BENEDICT
Notary Public, State of New York
No. 4764738
Qualified in Orange County
My Commission Expires

May 31, 1990

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ ~~Not Applicable~~ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. ☒ Name of adjoining owners.
14. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. ☒ Flood land boundaries.
16. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☒ Include existing or proposed easements.
20. ☒ Right-of-Way widths.
21. ☒ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ <sup>To BE
ADDED
To FINAL
PLAN</sup> Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☒ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. Provide "septic" system design notes as required by the Town of New Windsor.
31. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Indicate percentage and direction of grade.
33. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul V. Chamo, P.E.
Licensed Professional

Date: July 21, 1989

PROJECT I.D. NUMBER

617.21

Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|---|--|
| 1. APPLICANT /SPONSOR CBC MANAGEMENT, INC. | 2. PROJECT NAME CBC MANAGEMENT INC. Phase II |
| 3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) APPROX. 1000' SOUTH OF INTERSECTION OF TWIN ARCH RD. AND ROUTE 207 SURVEY MAPS ON FILE WITH ORANGE COUNTY HEALTH DEPT. AND TOWN OF NEW WINDSOR | |
| 5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: 1 LOT BEING SUB-DIVIDED FROM LARGE PARCEL | |
| 7. AMOUNT OF LAND AFFECTED: Initially 2.072 acres Ultimately 2.072 acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: ONE-FAMILY RESIDENTIAL | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval ORANGE COUNTY HEALTH DEPT. | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/sponsor name: CBC MANAGEMENT, INC. | Date: JULY 21, 1989 |
| Signature: by DAVID M. HOFFMAN | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

EC0182

89 - 32

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

CBC MANAGEMENT, INC. of NEW CITY
ORANGE County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____

1. Name and Address of Applicant

CBC MANAGEMENT, INC.
(First Name) (MI) (Last Name)

Street Address: 11 VERDIN DRIVE

Post Office: NEW CITY State: NEW YORK Zip Code: 10956

Telephone: (914) 426 - 0400

2. Name and Address of Owner (If Different)

(First Name)

(MI)

(Last Name)

Street Address:

Post Office:

State:

Zip Code:

Telephone: (

3. ^f Engineer, Architect, Land Surveyor (If Applicable)

PAUL V. CUOMO, P. E.

(First Name)

(MI)

(Last Name)

Street Address:

~~571~~¹⁷⁸ UNION AVE

Post Office:

NEW WINDSOR

State:

N.Y

Zip Code:

12550

Telephone:

1914561 - 0448

89 - 32

PROJECT LOCATION

Street Address: TWIN ARCH RD.

Tax Map No. Sec. 55

Block 1
Lot 24

Name of, distance and direction from nearest intersection or other landmark
APPROX 1000' SOUTH OF RTE 207

Name of Waterway: NONE APPLICABLE - NOTHING IN FLOOD PLAIN

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

- ☒ New Construction
- ☐ Addition
- ☐ Alteration
- ☐ Relocation
- ☐ Demolition
- ☐ Replacement

Structure Type

- ☒ Residential (1-4 family)
- ☐ Residential (More than 4 family)
- ☐ Commercial
- ☐ Industrial
- ☐ Mobile Home (single lot)
- ☐ Mobile Home (Park)
- ☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)

☒ Other (Explain) SEPTIC SYSTEMS ALREADY APPROVED BY
ORANGE COUNTY HEALTH DEPT.

IF NECESSARY

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

July 21, 1989
Date

CBC MANAGEMENT INC.
Signature of Applicant
by DAVID M. HOFFMAN V. P.

CBC MANAGEMENT INC. of NEW CITY N.Y.
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

- _____ Permit is approved, proposed development in compliance with applicable floodplain management standards.
- _____ Additional information required for review. Specify: (i.e, encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

CBC MANAGEMENT INC. of NEW CITY
ORANGE County, New York

Development in Flood Hazard Areas
Instructions

NO DEVELOPMENT PROPOSED IN FLOOD HAZARD AREAS

1. Type or print in ink
2. Submit copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

CBC MANAGEMENT INC.

Applicant's signature



DAVID M. HOFFMAN

Date

July 21, 1989

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

89 - 32

| | |
|---|--|
| <u>CBC MANAGEMENT INC.</u> of <u>NEW CITY</u> <u>ORANGE</u> County, N.Y. (Applicant shall fill in all pertinent information in Section A including 1 or 2) | |
| SECTION A | |
| Premises location <u>TWIN AREA RD.</u> <u>NEW WINDSOR</u> <u>SEC. 55 BLOCK 1 LOT 24</u> | Permit No. _____ Variance No. _____ Date _____ |
| Applicant Name & Address <u>CBC MANAGEMENT INC.</u> <u>44 VERDIN DRIVE</u> <u>NEW CITY, N.Y. 10956</u> | CHECK ONE New Building _____ Existing Building _____ Other (List) _____ |
| Telephone No. <u>(914) 426-0400</u> | |
| <p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p>Signed <u>[Signature]</u> Date <u>July 21, 1989</u></p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p>Signed _____ Date _____</p> | |

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

FILE HISTORY

DATE FILE OPENED: 7-24-89

PLANNING BOARD NUMBER 89-32

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL

7-24-89

FIRE INSPECTOR

7-24-89

WATER DEPARTMENT

7-24-89

HIGHWAY DEPARTMENT

7-24-89

Sewer Dept.

7-24-89

REVISED PLANS:

MARK EDSALL

FIRE INSPECTOR

WATER DEPARTMENT

HIGHWAY DEPARTMENT

AGENDA DATE:

RESULTS:

FEES:

DATE & AMOUNT PAID

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES: _____

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: CBC Management, Inc.
300 Airport Executive Park
Spring Valley, NY 10977

The Orange County Department of Health certifies that a realty subdivision map entitled CBC Management, Inc. dated June 5, 1989, latest revision July 5, 1989 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 4.135 acres

Number of lots: 3

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell others without buildings.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

July 5, 1989
Date


M.J. Schleifer, P.E.
Assistant Commissioner

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: CBC Management, Inc.
300 Airport Executive Park
Spring Valley, NY 10977

Attention: David Hoffman

The Orange County Department of Health certifies that a realty subdivision map entitled CBC Management, Inc., dated June 22, 1987, latest revision April 6, 1989 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 4.135 acres

Number of lots: 3

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell others without buildings.

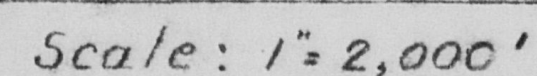
Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. **THAT** the proposed facilities are installed in conformity with said plans.
2. **THAT** no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. **THAT** the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. **THAT** the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

April 27, 1989
Date


M.J. Schleifer, P.E.
Assistant Commissioner

Planning Board



Zoning District: R-1

Minimum Required

Lot Area : 43,560 S.F (1 acre)
 Lot Width : 125'
 Front Yard : 45'
 Rear Yard : 50'
 Side Yard : 20/40'

Lot Areas:

Lot #1 - 1.030 acres
Lot #2 - 1.033 acres
Lot #3 - 1.072 acres
Lot #4 - 1.000 acres

Note :

35' from centerline of existing pavement of Twin Arch Road, to be dedicated to the Town of New Windsor for Highway purposes.

Road Dedication Parcel

Area: 31,550 S.F.

To G.B.C. Management Inc. and
The Town of New Windsor, certified
to be a correct and accurate survey.

Dated: July 18, 1986

Tax Map Data:

Section: 55


Block : 1

Lot : 24

Docd Reference:

Liber 2192, Page 407

Note: Soils information by;
Paul V. Cuomo P.E., from
field work dated Feb. 12, 1987

 = Test Pits (Legend)

Test Pit #1 } 0 to 6" Top Soil
on Lot #1 } 6" to 6' Brown Sand, Some Silt, Small Gravel, Trace Clay.
 } 6 to 8' Brown Small Gravel, Some Coarse Sand, Little Silt.
 } There was no ground water & no rock at the eight ft
 } level. I estimate less than 30 Min Percolation Rate possible

Test Pit #2 } 0 to 6" Top Soil
on Lot #2 } 6" to 2' Brown Sand, Some Silt
There was resistance at the two foot level due to boulders & it was decided to move to another location & Test Pit #3 was dug.

Test Pit #3
on Lot #2

0 to 6" Topsoil
6 to 5' Brown Sand & Silt, Gravel & Trace of Clay
medium Boulders.
5' to 7' Some Gravel, Little Brown Sand, medium
Boulders, Trace of Yellow Clay.
At seven feet depth tightly grouped boulders
would not allow further digging.
No ground water, / estimate less than 30 min.
Percolation Rate Possible.

Test Pit 4
on Lot 3 { 0 to 6" Topsoil
6" to 3.5' Brown sand & silt. Pieces of broken shale.
At 3.5' digging was stopped due to the encountering
of ledge rock. No ground water.

Test Pit 5 on Lot 4 { 0 to 6" Topsoil
6" to 3' Brown Sand & Gravel
At the 3' Level ledge rock was encountered,
- No Ground Water.

Total Parcel Area : 52.491 acres

Record Owner & Subdivider :

C.B.C. Management Inc.
44 Verdin Drive
New City, N.Y. 10956

FINAL SHOT APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUNE 19, 1987

BY Lawrence Jones
LAWRENCE JONES
SECRETARY

[illegible]

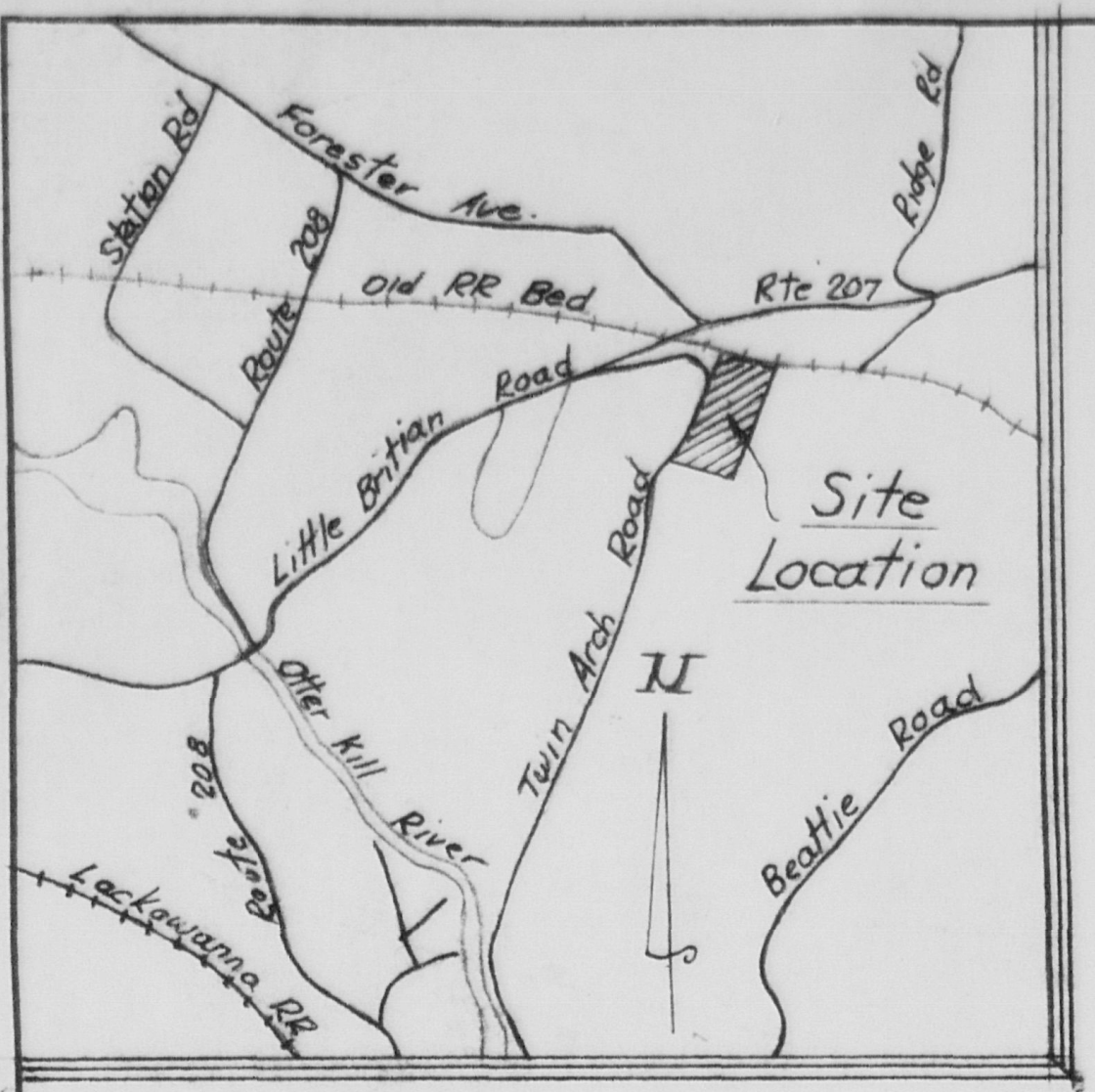
Patrick T. Kennedy L.S.
335 Temple Hill Road • New Windsor, New York 12553

| | | |
|-------------------|--------------|-------------|
| SCALE: 1" = 100' | APPROVED BY: | DRAWN BY |
| DATE: 4.6.18.1936 | | REVISED M 1 |

DATE July 10, 1956 REVISOR March 6, 1956
 Subdivision of Lands for 5-15-
 C. B. C. Management Inc.

| | | |
|---|--|--------------------------|
| 9 | Town of New Windsor Orange County, New York | DRAWING NUMBER 86-576 |
|---|--|--------------------------|

Rev. June 9 19



Location Map
Scale: 1" = 2,000'

ZONING DISTRICT : R-1 (USE G)

| MINIMUM REQUIRED: | PROPOSED - PHASE II |
|---------------------|---------------------|
| LOT AREA: 43,500 SF | 42,252 SF |
| LOT WIDTH: 125' | 318' |
| FRONT YARD: 45' | |
| REAR YARD: 50' | |
| SIDE YARD: 20/40 | |
| MAX. BLDG. HGT: 35' | |

AS Required

ZONING DISTRICT : R-1 (USE 1(b))

| MINIMUM REQUIRED: | PROPOSED - PHASE II |
|---------------------|---------------------|
| LOT AREA: 20 ACRES | 47.632 ACRES |
| LOT WIDTH: 200' | 318' |
| FRONT YARD: 100' | |
| REAR YARD: 50' | |
| SIDE YARD: 50/100 | |
| MAX. BLDG. HGT: 50' | |

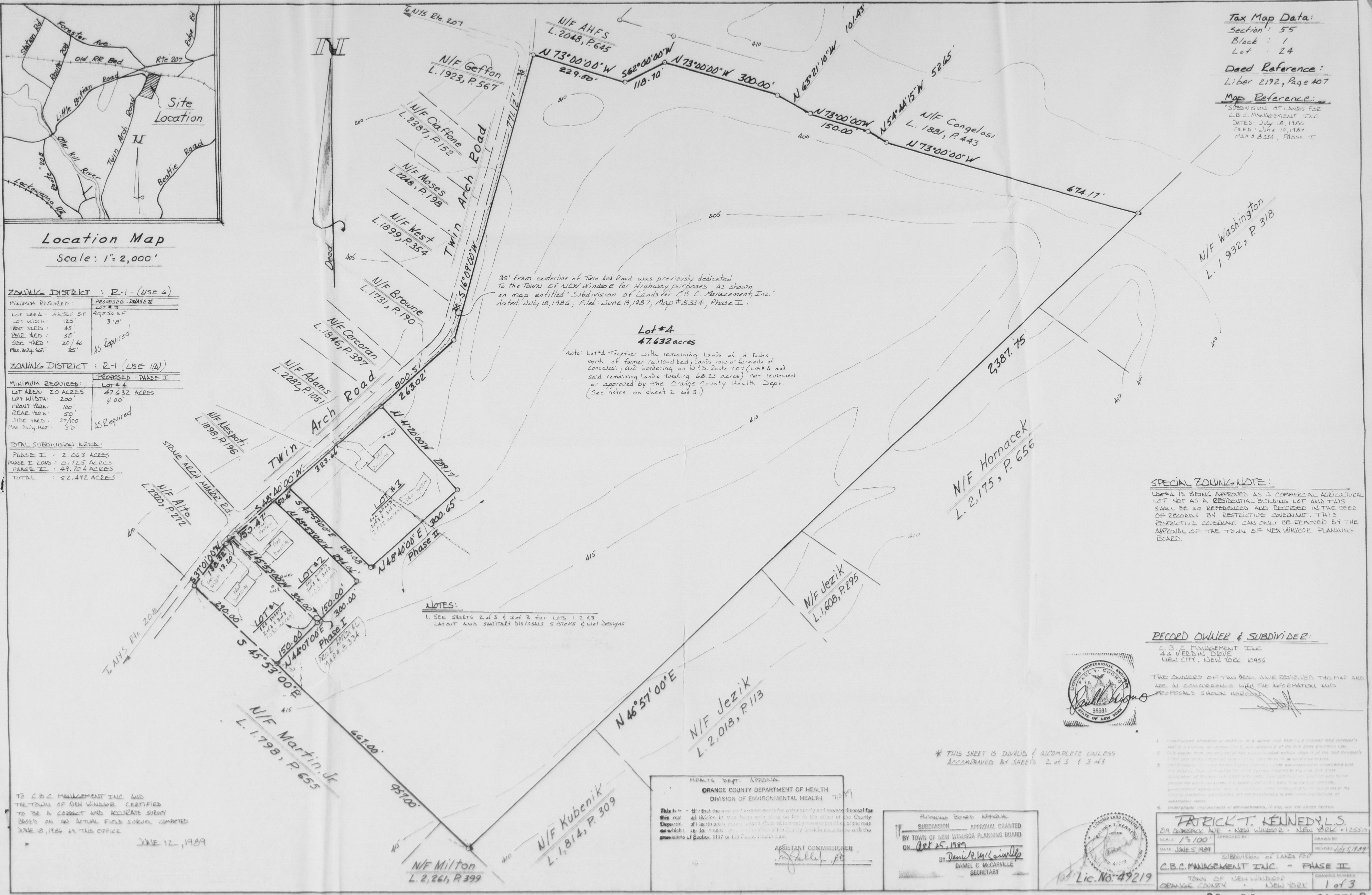
AS Required

TOTAL SUBDIVISION AREA:

| |
|-----------------------------|
| PHASE I : 2.063 ACRES |
| PHASE II ROAD : 0.725 ACRES |
| PHASE II : 49.704 ACRES |
| TOTAL : 52.492 ACRES |

TO C.B.C. MANAGEMENT INC. AND THE TOWN OF NEW WINDSOR CERTIFIED TO BE A CORRECT AND ACCURATE SURVEY BASED ON AN ACTUAL FIELD SURVEY COMPLETED JUNE 18, 1986 BY THIS OFFICE.

JUNE 12, 1989



35' from centerline of Twin Arch Road was previously dedicated to the Town of New Windsor for Highway purposes as shown on map entitled "Subdivision of Lands for C.B.C. Management, Inc." dated July 18, 1986, Filed: June 19, 1987, Map # 8334, Phase I.

Lot #4
47.632 acres

Note: Lot #4 Together with remaining lands of H. Fuchs north of former railroad bed, lands now owned by H. Fuchs and bordering on NYS Route 207 (Lot #4 and said remaining lands totalling 68.23 acres) not reviewed or approved by the Orange County Health Dept. (See notes on sheet 2 and 3.)

NOTES:

1. SEE SHEETS 2, 3 & 4 FOR LOTS 1, 2 & 3 LAYOUT AND SWIMMING DISPOSALS SYSTEMS & WELLS DESIGNS

HEALTH DEPT. APPROVAL
ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

This is to certify that the survey and plans for water supply and sewage disposal for the real estate shown on this map were approved by the Division of Environmental Health of the Orange County Department of Health on June 12, 1989.

ASSISTANT COMMISSIONER
[Signature]

PLANNING BOARD APPROVAL
SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON Oct 25, 1989
BY *[Signature]*
DANIEL C. MCCARVILLE
SECRETARY



SPECIAL ZONING NOTE:

LOT #4 IS BEING APPROVED AS A COMMERCIAL AGRICULTURAL LOT NOT AS A RESIDENTIAL BUILDING LOT AND THIS SHALL BE SO REFERENCED AND RECORDED IN THE DEED OF RECORDS BY RESTRICTIVE COVENANT. THIS RESTRICTIVE COVENANT CAN ONLY BE REMOVED BY THE APPROVAL OF THE TOWN OF NEW WINDSOR PLANNING BOARD.

RECORD OWNER & SUBDIVIDER:

C.B.C. MANAGEMENT INC.
24 VERDUN DRIVE
NEW CITY, NEW YORK 10956

THE OWNERS OF THIS MAP HAVE REVIEWED THIS MAP AND ARE IN CONFORMANCE WITH THE INFORMATION AND PROPOSALS SHOWN HEREON.

PATRICK T. KENNEDY, L.S.
219 DUNSWICK AVE. - NEW WINDSOR - NEW YORK 12553

SCALE: 1" = 100' APPROVED BY: DATE: JUNE 5, 1989

SUBDIVISION OF LANDS FOR
C.B.C. MANAGEMENT INC. - PHASE II
TOWN OF NEW WINDSOR
ORANGE COUNTY - NEW YORK

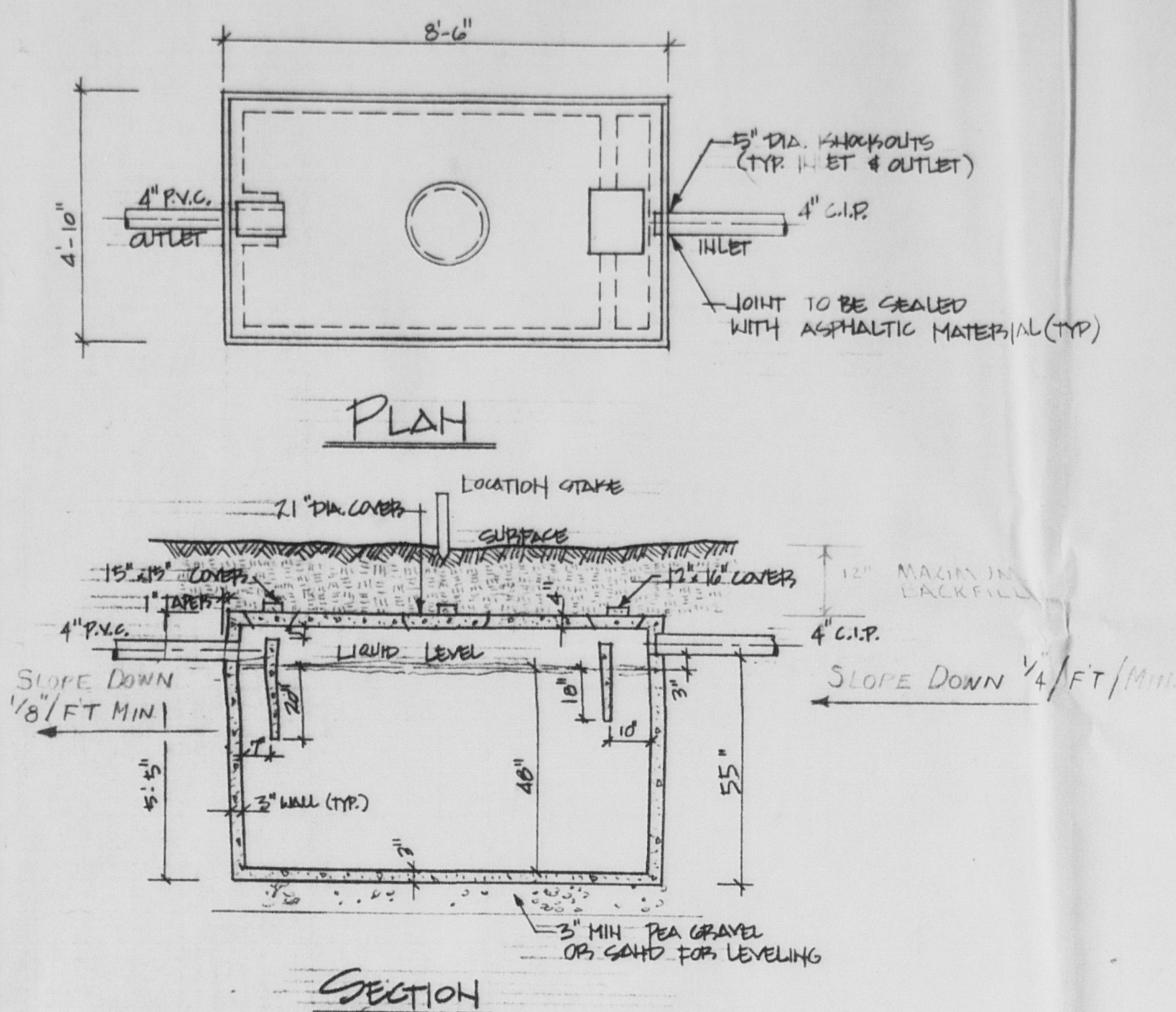
DRAWN BY: REVISOR: JUNE 5, 1989
1 of 3

Tax Map Data:
Section: 55
Block: 1
Lot: 24

Deed Reference:
Liber 2192, Page 407

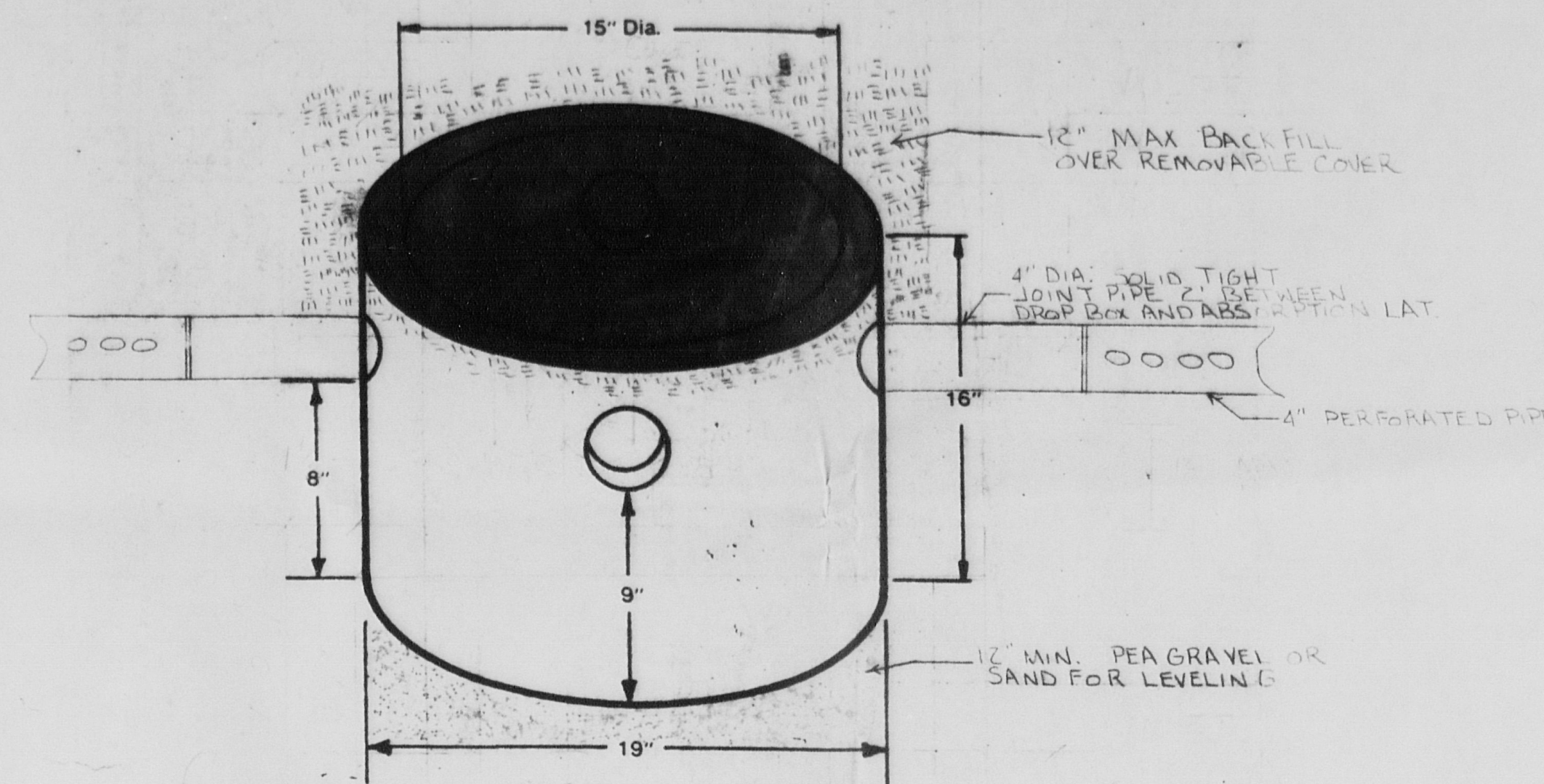
Map Reference:
"SUBDIVISION OF LANDS FOR C.B.C. MANAGEMENT INC." DATED: JULY 18, 1986 FILED: JUNE 19, 1987 MAP # 8334, PHASE I

* THIS SHEET IS INVALID & INCOMPLETE UNLESS ACCOMPANIED BY SHEETS 2 of 3 & 3 of 3

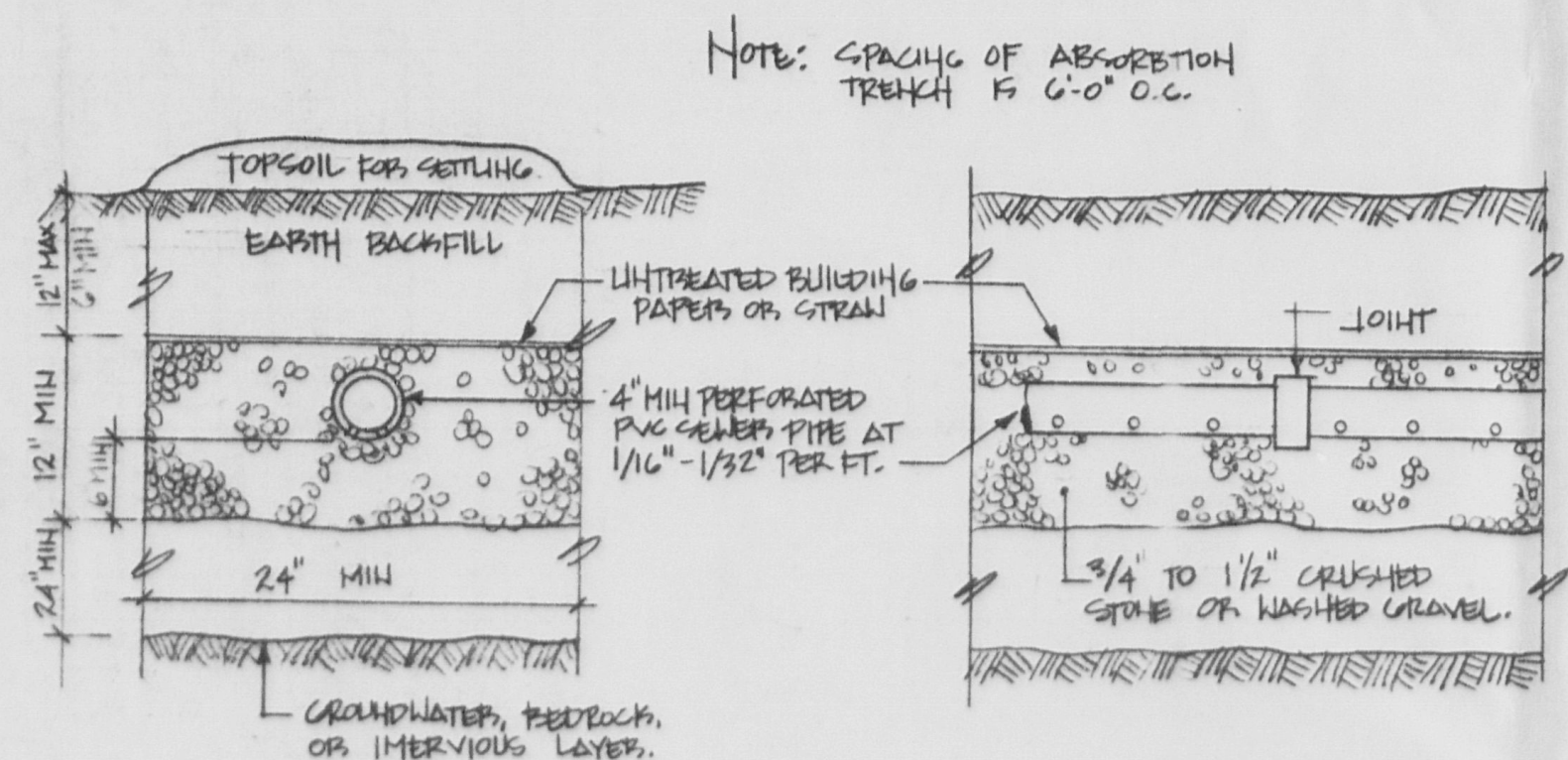


Precast Concrete Septic Tank

PRECAST CONCRETE SEPTIC TANK, MODEL ST1000 (1000 GALS.)
AS MADE BY WOODWARD'S CONCRETE PRODUCTS OR APPROVED EQUAL.
SPECIFICATIONS:
CONCRETE MIN. STRENGTH IS 4000 PSI AT 28 DAYS.
STEEL REINFORCEMENT 6.6.10 G. WWM
CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASE CEMENT.

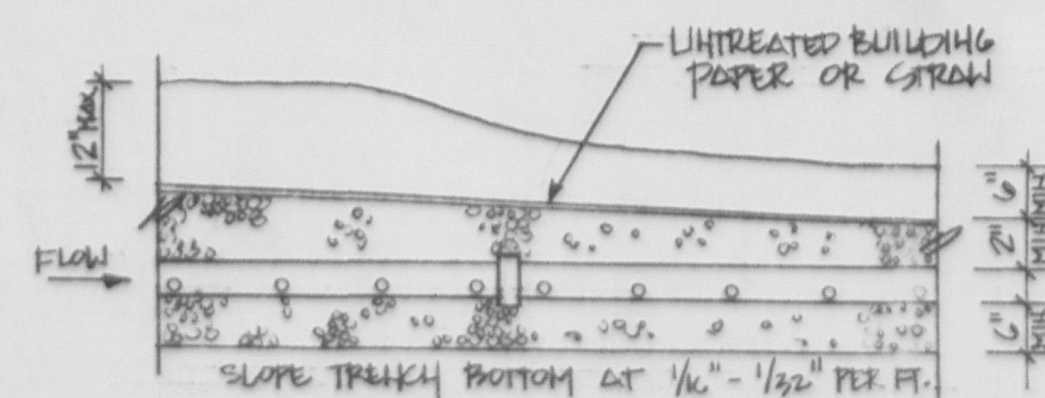


NOTE: DROP BOX TO BE PLACED ON COVER AND GROUTED IN PLACE.
JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.

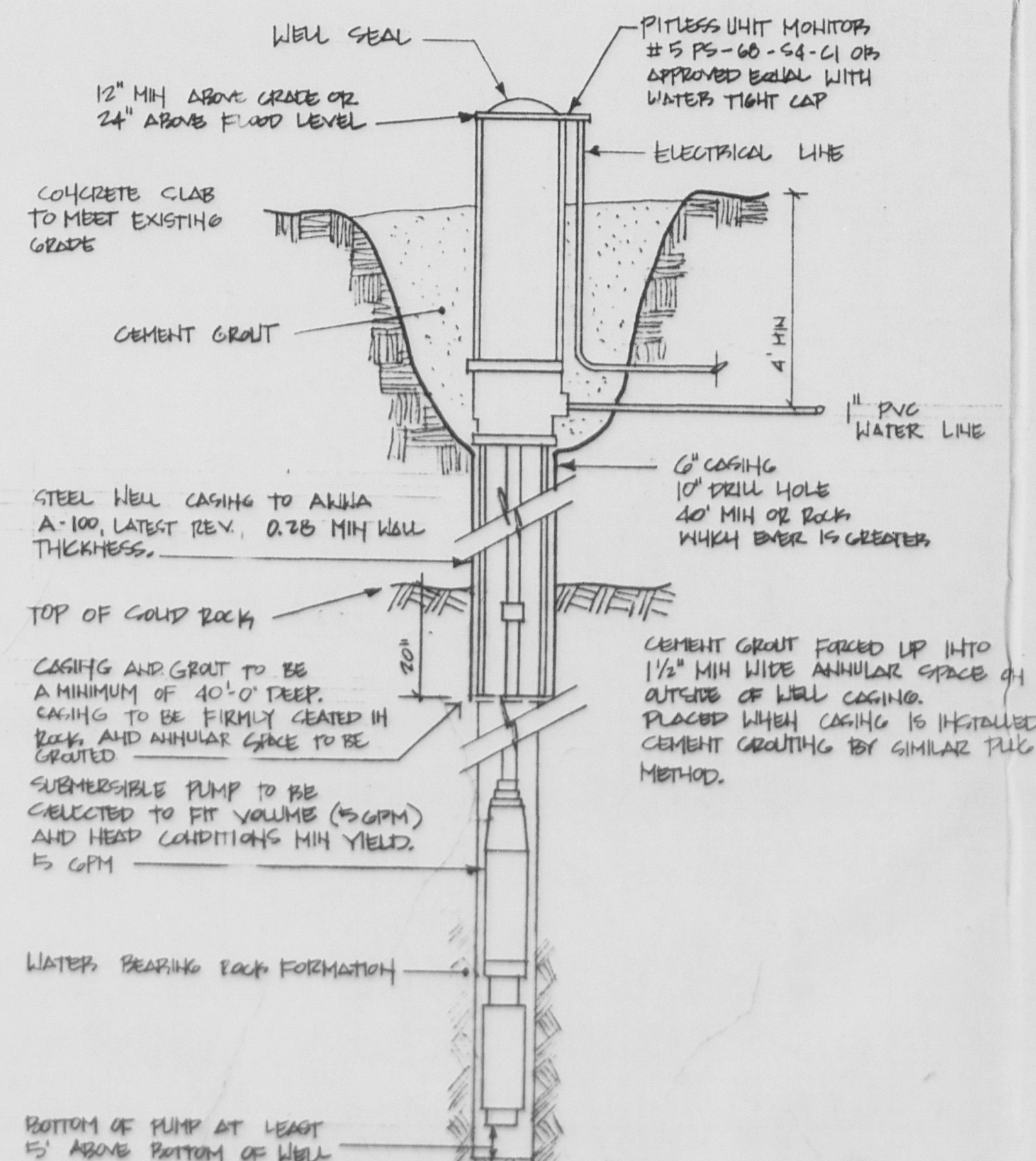


NOTE: SPACING OF ABSORPTION TRENCH IS 6'-0" O.C.

NOTES:
1. DO NOT INSTALL TRENCHES IN WET SOIL.
2. PAVE GRIDS AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
3. END OF ALL DISTRIBUTOR PIPES MUST BE PLUGGED UNLESS INTERCONNECTED.
4. THERE IS TO BE A MINIMUM OF 4' OF UNDISTURBED SOIL BETWEEN TRENCHES.



Absorption Trench Details



HEALTH DEPT. APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

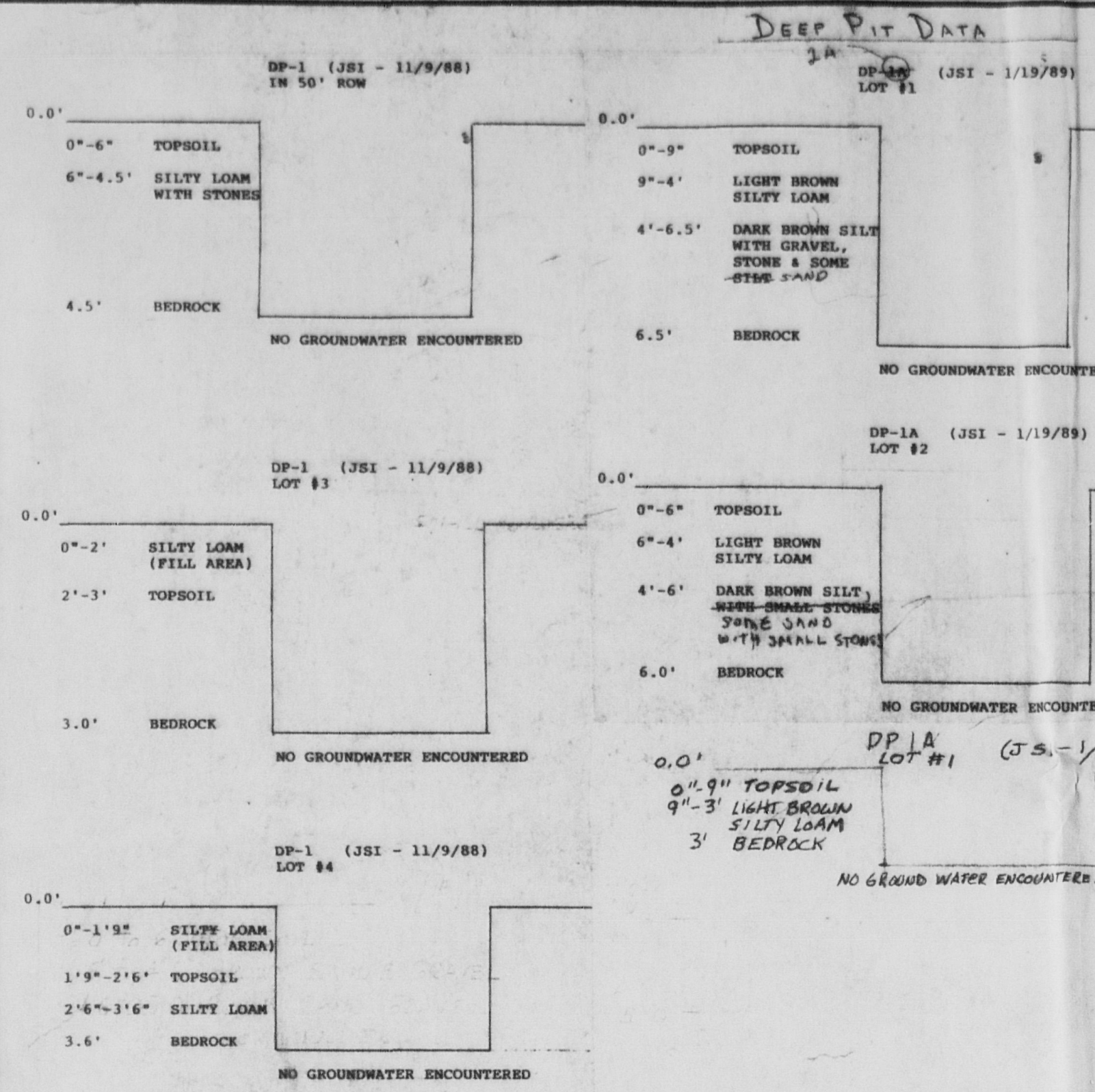
By direction of the State Commissioner of Health
these plans are hereby approved pursuant to the
Public Health Law. See first sheet for date and
signature.



NOTE: THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY SHEETS 1 of 3 and 2 of 3

PLANNING BOARD APPROVAL

| DATE | REVISIONS | APPROVED BY | DRAWN BY |
|--|------------------------------------|-------------|----------------|
| 12-24-88 | REV. LOT 1044 INTO 3A | | AIC |
| 4-5-89 | REV. TO INCLUDE UPDATE SURVEY DATA | | |
| 5-5-89 | TRUE NORTH OF SUB. SD | | |
| SANITARY SYSTEM DETAILS FOR LOTS #1 - #3 | | | |
| TWIN ARCH ROAD, TOWN OF NEW WINDSOR | | | |
| C.B.C. MANAGEMENT, INC. | | | |
| | | | DRAWING NUMBER |
| | | | 3 of 3 |



PERCOLATION DATA:
J51 1-19-88

PHIA LOT #1 (27" DEEP)

| | | | |
|---------|---|------|----------|
| R1 1:39 | - | 1:47 | 8MIN/IN |
| R2 1:48 | - | 1:58 | 10MIN/IN |
| R3 1:59 | - | 2:09 | 10MIN/IN |

PHIA LOT #2 (27" DEEP)

| | | | |
|---------|---|------|---------|
| R1 1:13 | - | 1:14 | 1MIN/IN |
| R2 1:14 | - | 1:15 | 1MIN/IN |
| R3 1:16 | - | 1:17 | 1MIN/IN |
| R4 1:18 | - | 1:19 | 1MIN/IN |

PHIA LOT #3A (27" DEEP)

| | | | |
|----------|---|-------|---------|
| R1 12:03 | - | 12:06 | 3MIN/IN |
| R2 12:07 | - | 12:10 | 3MIN/IN |
| R3 12:12 | - | 12:16 | 4MIN/IN |
| R4 12:17 | - | 12:21 | 4MIN/IN |

PERCOLATION DATA:
J51 11-9-88

PH1 (IN 50' R.O.W.)

| | | | |
|---------|---|------|----------|
| R1 1:11 | - | 1:18 | 7MIN/IN |
| R2 1:18 | - | 1:27 | 9MIN/IN |
| R3 1:27 | - | 1:37 | 10MIN/IN |
| R4 1:38 | - | 1:49 | 11MIN/IN |

PH1 LOT #3A (FORMERLY LOT 4)

| | | | |
|----------|---|-------|----------|
| R1 11:12 | - | 11:33 | 21MIN/IN |
| R2 11:33 | - | 12:01 | 27MIN/IN |
| R3 12:01 | - | 12:30 | 29MIN/IN |
| R4 12:31 | - | 1:01 | 30MIN/IN |

PH1 LOT #3A (FORMERLY LOT 3)

| | | | |
|----------|---|-------|----------|
| R1 9:59 | - | 10:20 | 21MIN/IN |
| R2 10:21 | - | 10:46 | 25MIN/IN |
| R3 10:52 | - | 11:20 | 28MIN/IN |
| R4 11:25 | - | 11:55 | 30MIN/IN |
| R5 11:58 | - | 12:28 | 30MIN/IN |
| R6 12:28 | - | 12:59 | 31MIN/IN |

LOT #1 DESIGN BASIS

- NO. OF BEDROOMS - 4
- DAILY FLOW - 688 G.P.D.
- SEPTIC TANK CAPACITY - 1250 GAL
- DESIGN PERCOLATION RATE - 10MIN/IN
- LENGTH OF ABSORPTION FIELD - 336 L.F.

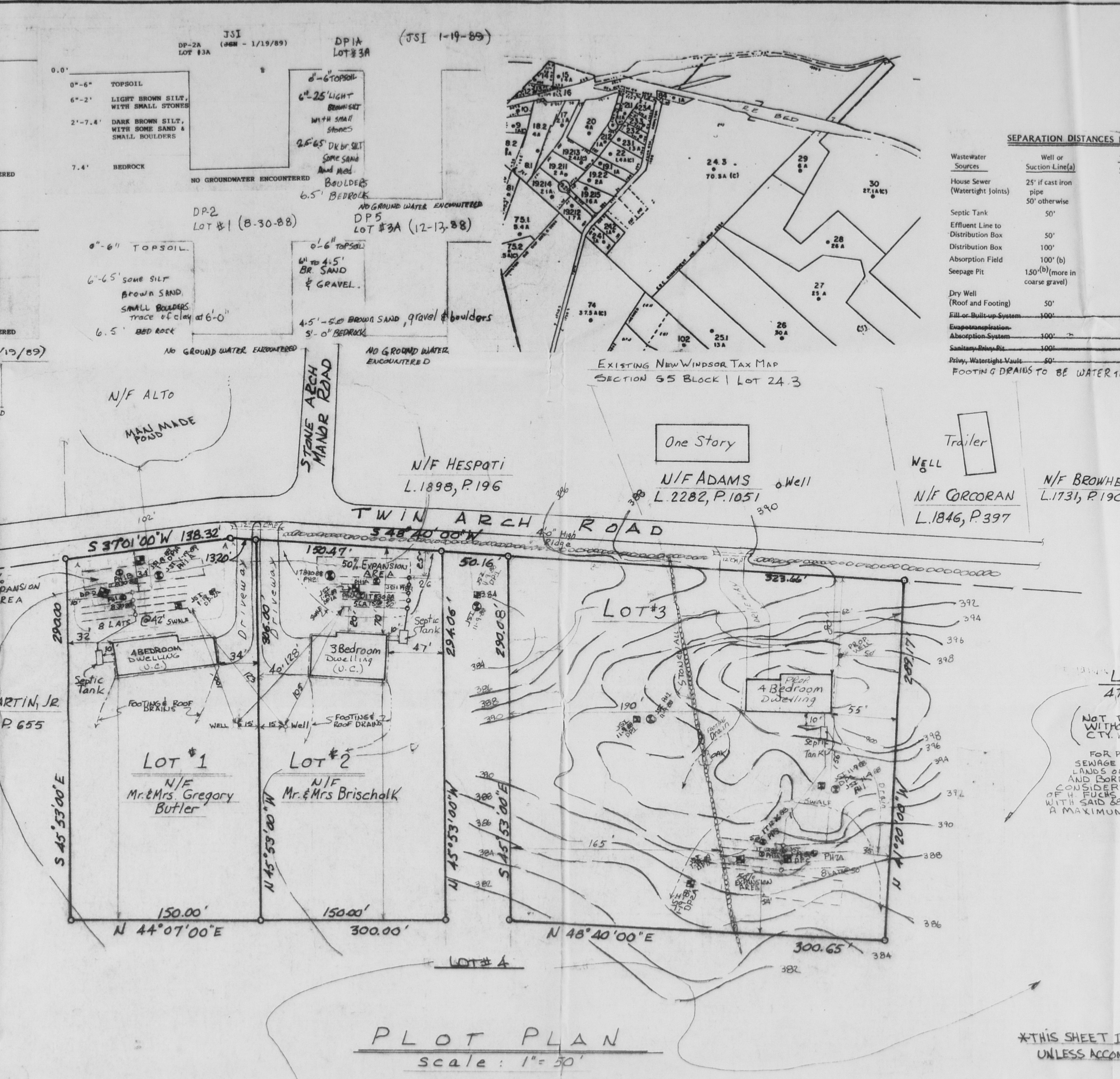
LOT #2 DESIGN BASIS

- NO. OF BEDROOMS - 3
- DAILY FLOW - 516 G.P.D.
- SEPTIC TANK CAPACITY - 1000 GAL
- DESIGN PERCOLATION RATE - 10MIN/IN
- LENGTH OF ABSORPTION FIELD - 258 L.F.

LOT #3 DESIGN BASIS

- NO. OF BEDROOMS - 4
- DAILY FLOW - 688 G.P.D.
- SEPTIC TANK CAPACITY - 1250 GAL
- DESIGN PERCOLATION RATE - 10MIN/IN
- LENGTH OF ABSORPTION FIELD - 336 L.F.

NOTE: FOR TEST PIT & PERCOLATION TEST DATA PURPOSES, LOT 3 IS DESIGNATED LOT 3A.

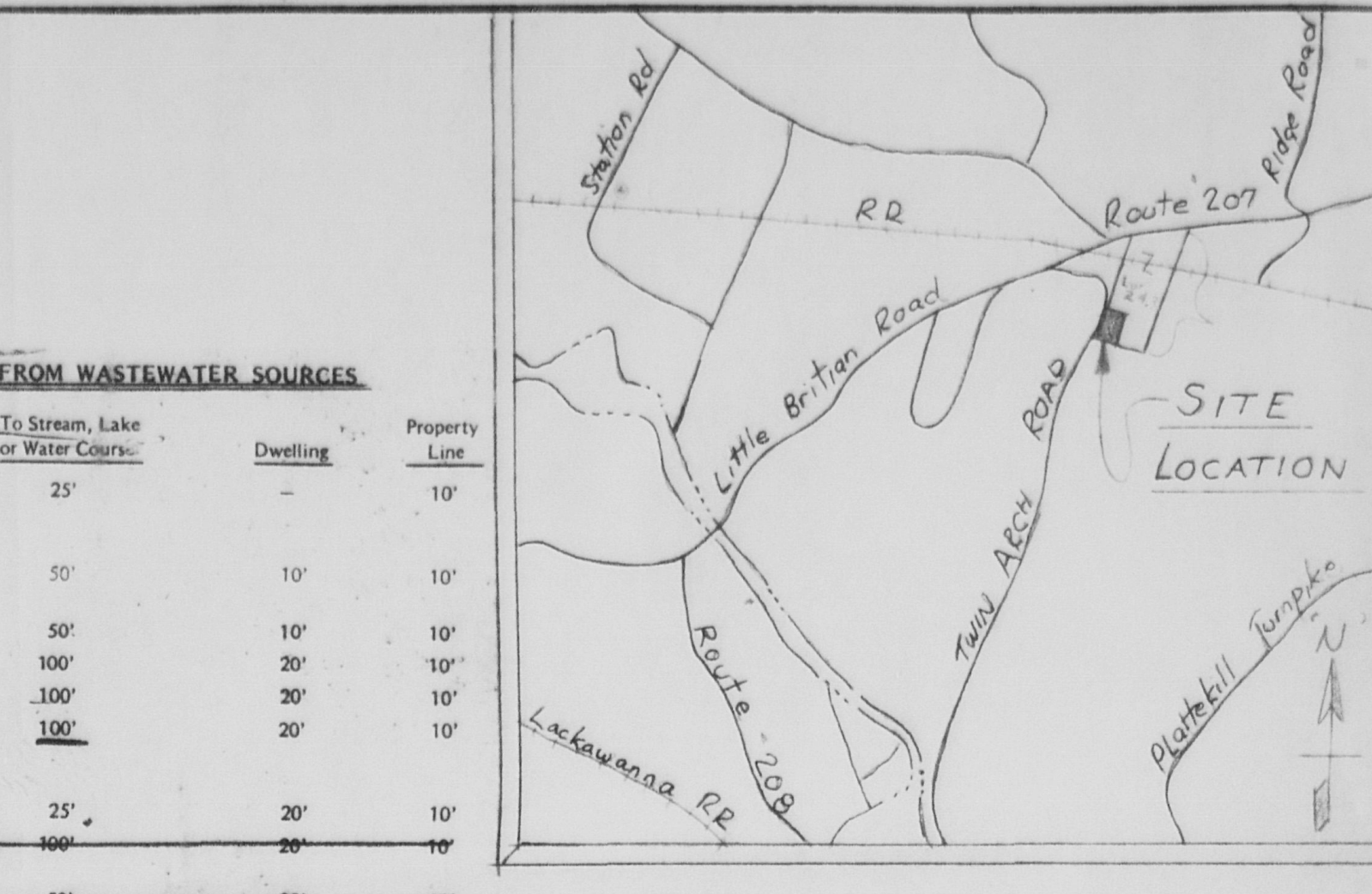


PLANNING BOARD APPROVAL

HEALTH DEPT. APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.



SEPARATION DISTANCES FROM WASTEWATER SOURCES

| Wastewater Sources | Well or Suction Line(a) | To Stream, Lake or Water Course | Dwelling | Property Line |
|--------------------------------------|--|---------------------------------|----------|---------------|
| House Sewer (Watertight Joints) | 25' if cast iron pipe 50' otherwise | 25' | 10' | 10' |
| Septic Tank | 50' | 50' | 10' | 10' |
| Effluent Line to Distribution Box | 50' | 50' | 10' | 10' |
| Distribution Box | 100' | 100' | 20' | 10' |
| Absorption Field | 100' (b) | 100' | 20' | 10' |
| Seepage Pit | 150' (b) (more in coarse gravel) | 100' | 20' | 10' |
| Dry Well (Roof and Footing) | 50' | 25' | 20' | 10' |
| Fill or Built-up System | 100' | 100' | 20' | 10' |
| Evapotranspiration-Absorption System | 100' | 50' | 20' | 10' |
| Sanitary-Drainage | 100' | 50' | 20' | 10' |
| Privy, Watertight Vault | 100' | 50' | 20' | 10' |

FOOTING DRAINS TO BE WATER TIGHT WHEN WITHIN 25 FT OF WELL

LOG OF WELL
Drilled on Greg Butler's Lot #1
Date of Drilling: Nov. 14, 1988

WELL LOG

0.0 to 5.0 Gravel, sand, little silt
5.0 to 15.0 Shale (end of casing at 15.0)
15.0 to 185.0 Shale (no casing)

Yield after 4 hour test was 10 G.P.M.

LEGEND

- FINISHED CONTOURS.
- EXISTING CONTOURS.
- STONE WALL.
- DROP BOX.
- SEPTIC TANK
- ROOF & FOOTING DRAINS.
- TEST PIT LOCATION.
- PERCOLATION TEST LOCATION.

LOT #4
47.632 ACRES
(NOT TO BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF ORANGE CTY. HEALTH DEPT.)

FOR PURPOSES OF WATER AND SEWAGE DISPOSAL FACILITIES, THE LANDS OF H. FUCHS NORTH OF RAILROAD AND BORDERING ON RTE 207 SHALL BE CONSIDERED PART OF THE REMAINING LANDS OF H. FUCHS TOTALING 68.23 ACRES WITH SAID 68.23 ACRES SUBDIVIDABLE INTO A MAXIMUM OF 46 LOTS.

RECORD OWNER & SUBDIVIDER:
C.B.C. Management, Inc.
44 Verdin Drive
New City, New York

TOTAL PARCEL AREA:
72.36 ACRES, INCLUDING REMAINING AND 10.00 ACRES NORTH OF RAILROAD BED AND BORDERING ON ROUTE 207.

TAX MAP DATA:
Section: 55
Block: 1
Lot: 24.3

DEED REFERENCE:
Liber 2192, Page 407

DATE REVISIONS

| | |
|----------|--|
| 12-27-88 | REV. LOT 3 & 4 INTO LOT 3A |
| 4-5-89 | REV. TO INCLUDE UPDATED SURVEY DATA |
| 4-6-89 | TO ADD INDEPENDENT PERCOLATION TEST DATA |
| 5-5-89 | REV. LOT 3A & 4 INTO LOT 3 |
| 7-5-89 | NOTES PG. 2 |

PAUL V. CUOMO, P.E.
571 Union Ave + New Windsor, NY 12550

C.B.C. MANAGEMENT, INC. + New Windsor, New York

SEPTIC DESIGN PLAN 2 of 3